



Coles Southgate Tamworth is a convenience-led neighbourhood centre servicing the southern suburbs of Tamworth and surrounding regional catchments. Anchored by a strong performing Coles and supported by essential services including Australia Post, pharmacy and liquor, the centre offers stable foot traffic and a loyal customer base.

With excellent access and on-grade parking, Southgate is ideally positioned for everyday retail, food, and wellness operators looking to service one of inland NSW's fastest-growing regional cities.

#### Trade Catchment



**38**

Average age of residents living in the main trade



**55%**

Owner/Purchasers



**\$57,000**

Average household income in the main trade area



**60%**

Average of main trade area residents are families

\*The above Trade Catchment statistics are taken from Location report, 2021 Census.



#### Centre Details

4/10 Kathleen Street, South Tamworth NSW 2340  
<https://www.coles.com.au/>

#### Centre Statistics

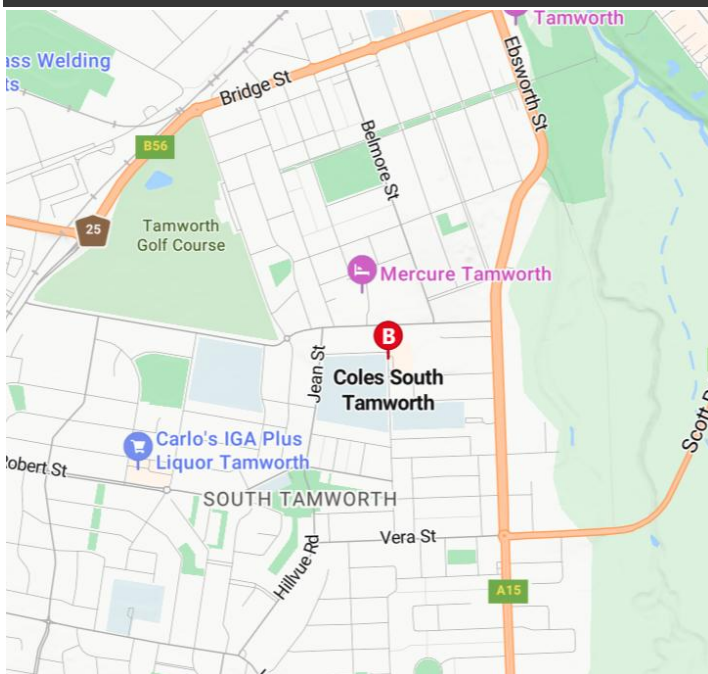
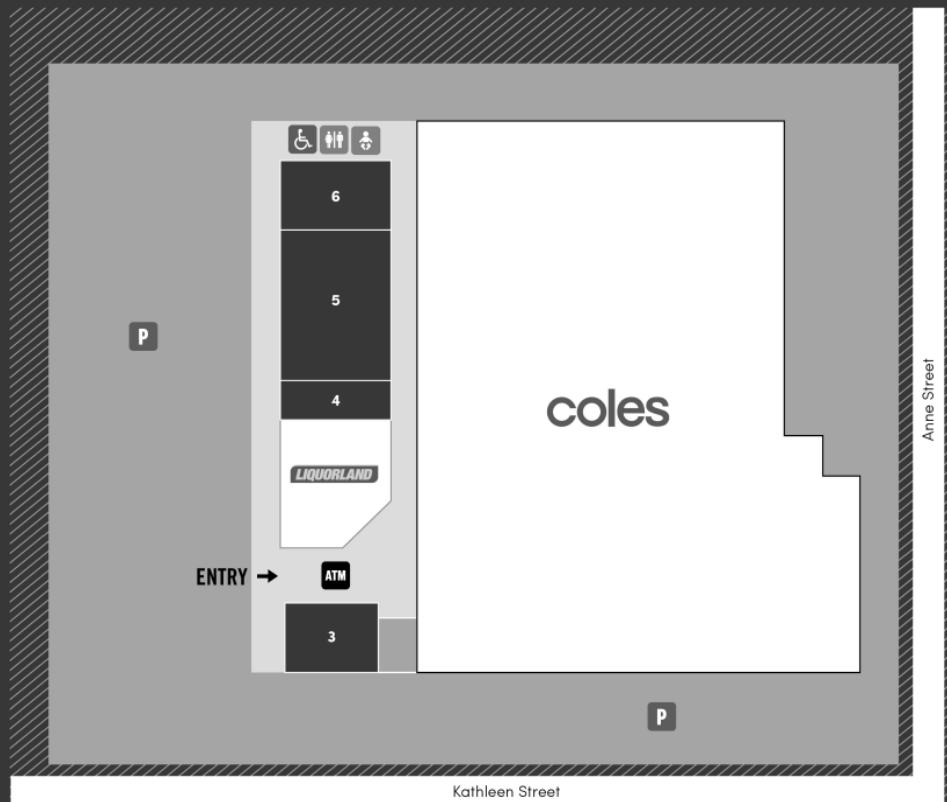
Centre Type	Neighbourhood
Total GLA	4,854 sqm
Total Tenants	6
Majors	Coles
National Retailers:	Liquorland and Terry White Chemist
Specialty Retailers	5
Car Spaces	200

Centre MAT  
(Moving Annual Turnover)  
Note some of the specialty  
MAT are estimate only.

\$59 million+ Ex GST  
(Excludes Non-reporting tenants)  
As at June 2025.

## CENTRE MAP

**Major** Coles  
**Major** Liquorland  
**Store 3** Black and White Pepper  
**Store 4** Tamworth Urgent Care  
**Store 5** Family Pharmacy Southgate  
**Store 6** South Tamworth Post Office



**Leasing enquiries:**

James Lykissas 0420 373 372

David Fairbairn 0437 406 341

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